

**SCHEDULE D - PLAT OR MAP OF THE PROPERTY**



**126 FEE** PROPOSED FEE AREA  
TO BE ACQUIRED =  
205 SQ. FT. OR 0.0047 ACRE

**126 E-1** AREA TO BE ACQUIRED FOR  
PROPOSED DRAINAGE DITCH EASEMENT=  
95 SQ. FT. OR 0.0022 ACRE

**126 E-2** AREA TO BE ACQUIRED FOR PROPOSED  
TEMPORARY WORK AREA EASEMENT=  
4253 SQ. FT. OR 0.0976 ACRE

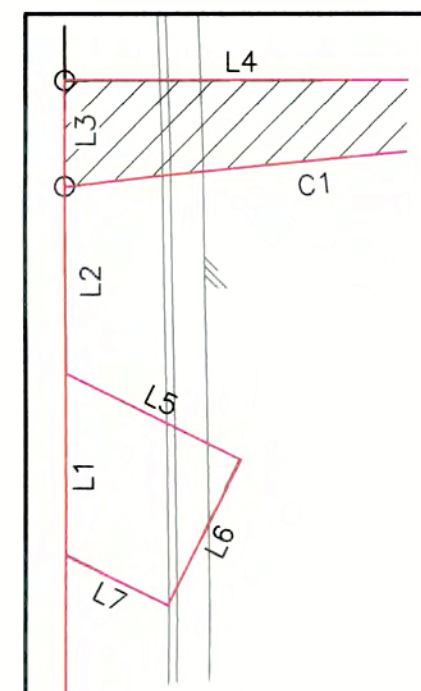
TOTAL AREA OF PARCEL =  
375,689 SQ. FT. OR 8.6246 ACRE

TOTAL PARCEL REMAINDER AREA =  
375,484 SQ. FT. OR 8.6199 ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	1336.50'	50.22'	25.11'	50.21'	N 69°43'53" W	02°09'10"

REFERENCE TABLE				
DATA SHOWN IN THIS REFERENCE TABLE SUPPLIED BY: STEWART TITLE GUARANTY COMPANY ORDER NUMBER: 153428; COMMITMENT NUMBER: D-153428; EFFECTIVE DATE: 01/27/2022				
EXCEPTION NO.	INSTRUMENT	IN FAVOR OF	PURPOSE	COMMENT
10	M.B. 71, PG. 8	DEEP CREEK PROPERTY ASSOC.	RESUBDIVISION PLAT	NO COMMENT
11	M.B. 98, PG. 28&28A	CITY OF CHESAPEAKE, VA	15' UTILITY EASEMENT	SHOWN ON SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 25°26'12" E	11.16'
L2	N 25°26'12" E	11.52'
L3	N 25°26'12" E	6.52'
L4	S 64°33'48" E	50.00'
L5	S 38°13'36" E	11.97'
L6	S 51°46'24" W	10.00'
L7	N 38°13'36" W	7.02'
L8	S 25°26'12" W	2.00'



**DETAIL**  
(NTS)

SEE DETAIL

TRUE POINT OF  
BEGINNING E-2

TRUE POINT OF  
BEGINNING E-1  
PROPOSED DRAINAGE  
DITCH EASEMENT  
**126 E-1**

(125)  
BNE RESTAURANT  
GROUP II, L.L.C.  
LOT "H"  
D.B. 3481, PG. 71  
M.B. 98, PG. 28 & 28A  
TAX MAP # 0340000002390

SMALL CIRCLE (FILLED) "●" DENOTES  
CITY STANDARD RW-1 PERMANENT  
CONCRETE MONUMENT TO BE SET

SMALL CIRCLE "○" DENOTES PIN OR  
OTHER MARKER FOUND OR TO BE SET

SMALL CIRCLE "○" DENOTES EXISTING  
PROPERTY LINE INTERSECTION

EXISTING RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY

EXISTING PROPERTY LINE

EXISTING INTERIOR PROPERTY  
LINE (SAME OWNER)

EXISTING EASEMENT

PROPOSED PROPERTY LINE

TEMP. WORK AREA EASEMENT

PROPOSED DRAINAGE DITCH  
EASEMENT

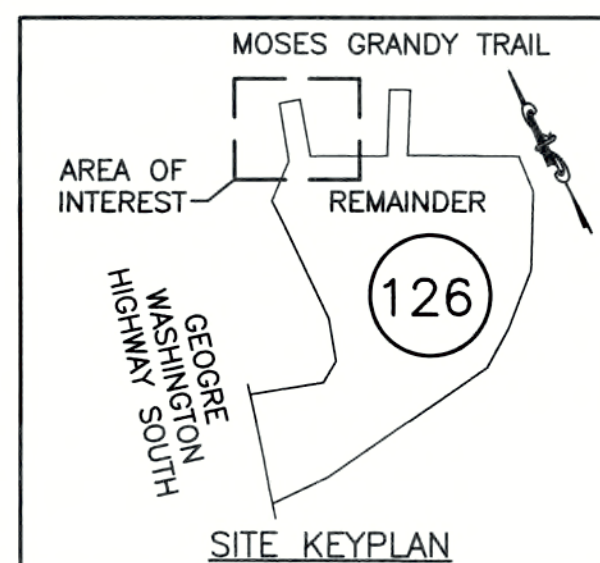
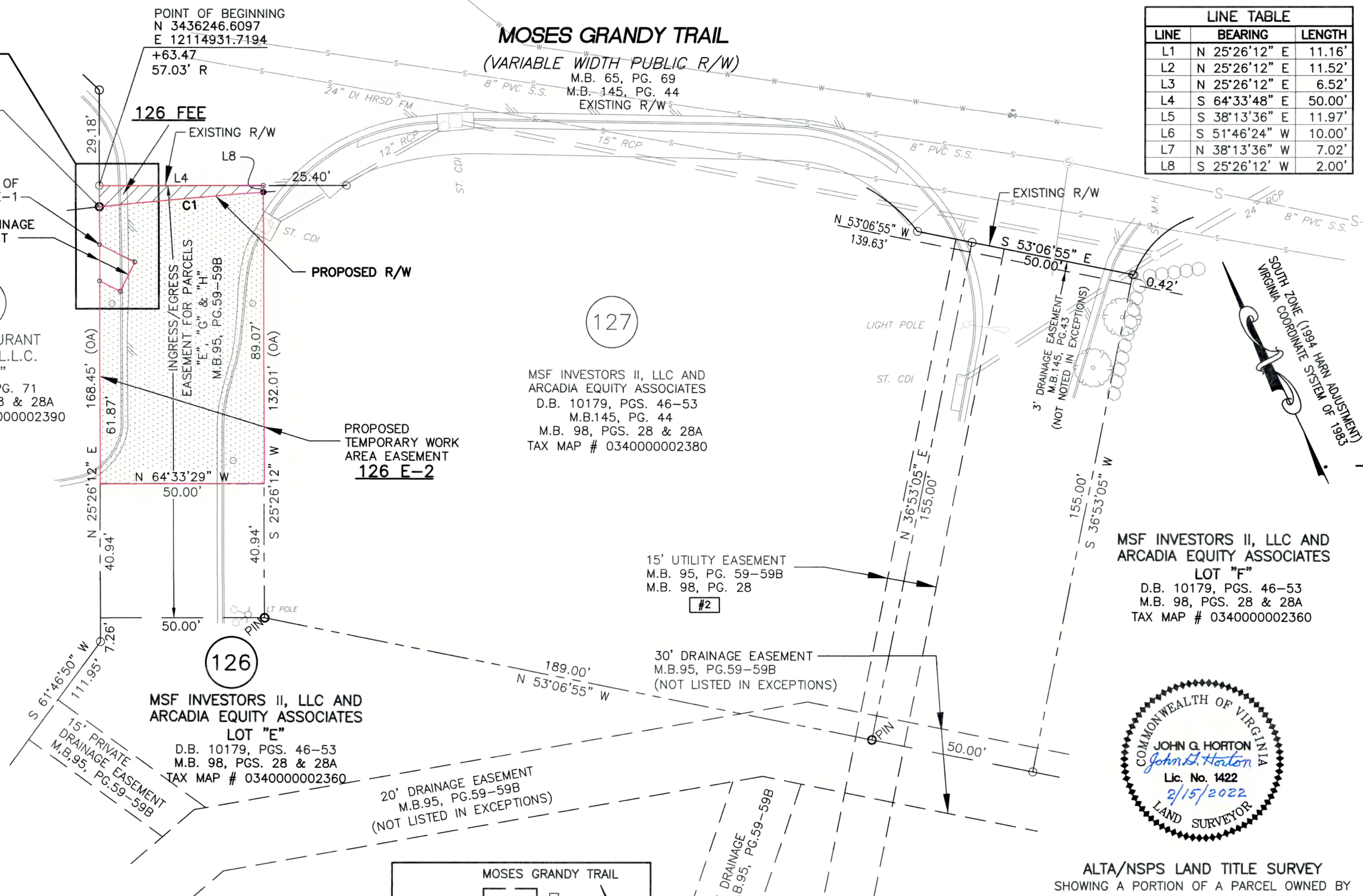
"(OA)" DENOTES "OVERALL"

### CERTIFICATION

TO UNITED STATES OF AMERICA, ITS SUCCESSORS AND/OR  
ASSIGNS AS THEIR INTEREST MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY  
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE  
"MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND  
TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND  
NSPS IN 2016, AND CONTAINS ITEMS 1, 4, 8, 11 & 17 OF TABLE  
A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 19, 2017.

SIGNED: *John G. Horton*



GRAPHIC SCALE  
25 0 25 50  
SCALE IN FEET 1 INCH=25 FT.



**HORTON & DODD**  
A DIVISION OF KBJW  
SURVEYORS, ENGINEERS & PLANNERS  
CHESAPEAKE, VIRGINIA 23323  
(757) 487-4535



ALTA/NSPS LAND TITLE SURVEY  
SHOWING A PORTION OF A PARCEL OWNED BY  
MSF INVESTORS II, LLC AND  
ARCADIA EQUITY ASSOCIATES  
TO BE ACQUIRED FOR  
U.S. ARMY CORPS OF ENGINEERS  
BRIDGE REPLACEMENT, DEEP CREEK  
DEEP CREEK BOROUGH - CHESAPEAKE, VIRGINIA

SCALE: 1"=25'



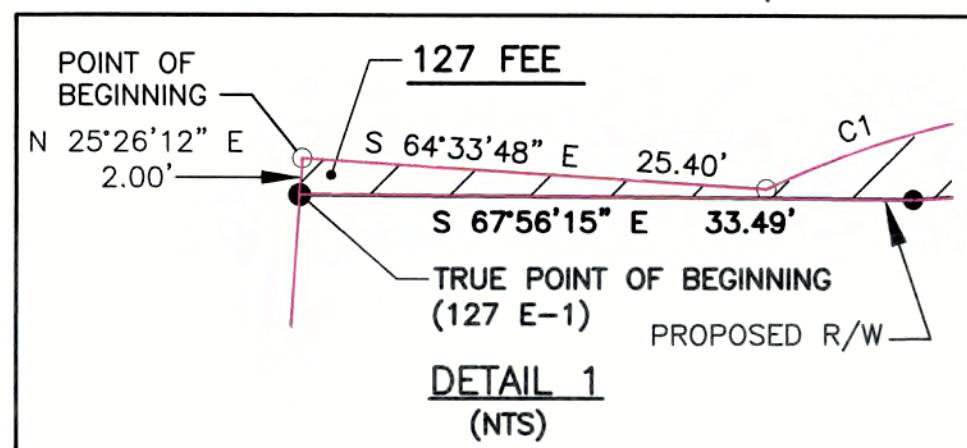
**127 FEE** AREA TO BE ACQUIRED FOR PROPOSED FEE= 215 SQ. FT. OR 0.0049 ACRE

**127 E-1** AREA TO BE ACQUIRED FOR PROPOSED PERMANENT DRAINAGE DITCH EASEMENT= 1163 SQ. FT. OR 0.0267 ACRE

**127 E-2** AREA TO BE ACQUIRED FOR TEMPORARY WORK AREA EASEMENT= 1846 SQ. FT. OR 0.0424 ACRE

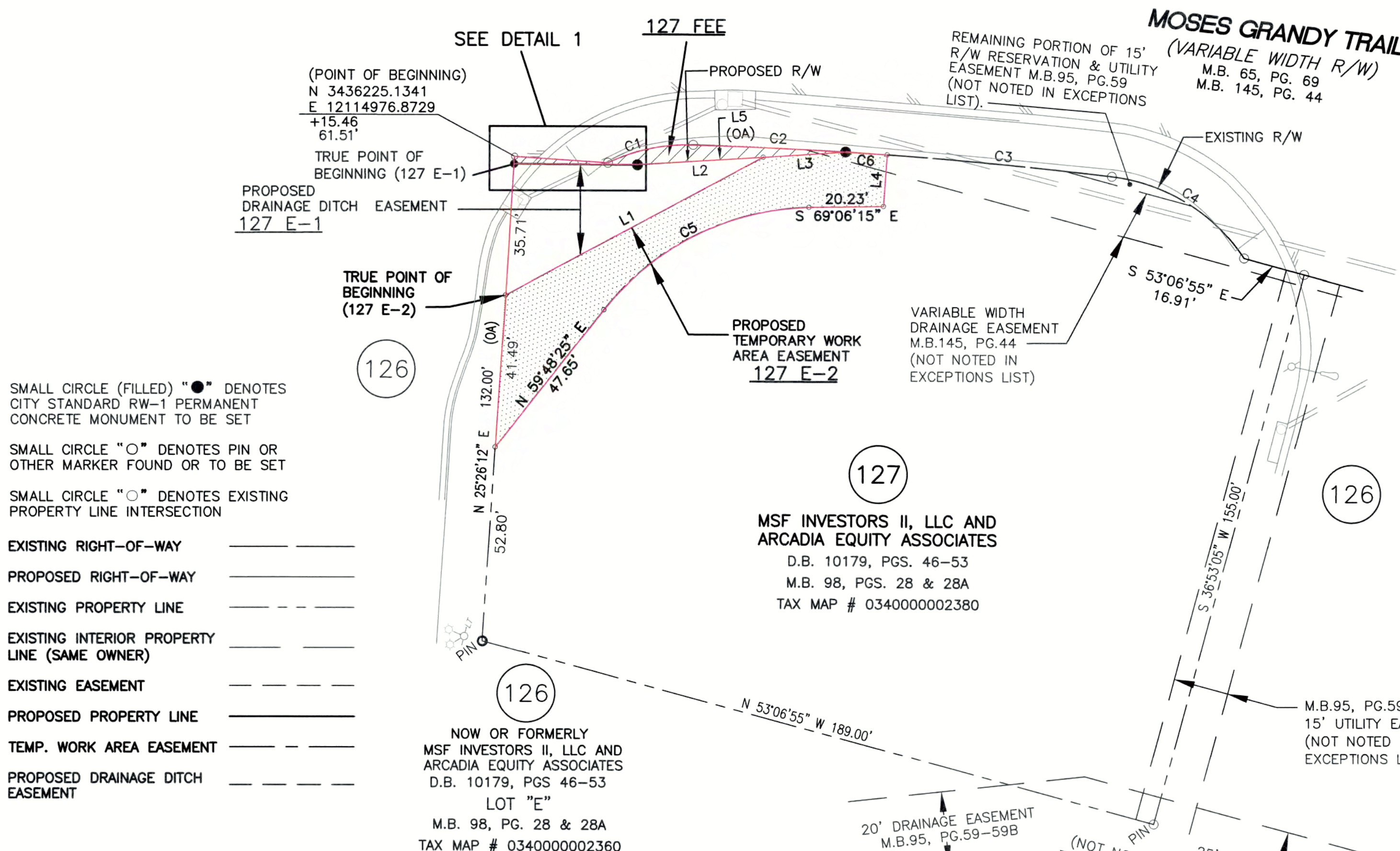
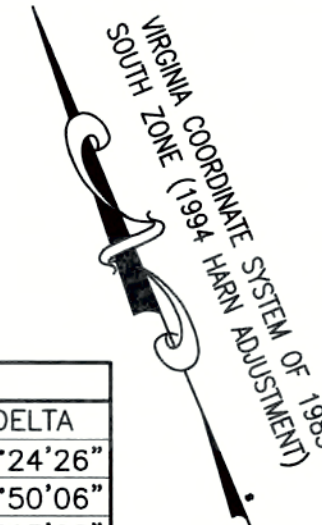
TOTAL AREA OF PARCEL 127 = 31,383 SQ. FT. OR 0.7205 ACRE

TOTAL PARCEL REMAINDER AREA = 31,169 SQ. FT. OR 0.7155 ACRE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 83°26'23" E	79.43'
L2	S 71°57'35" E	34.21'
L3	S 71°57'35" E	22.40'
L4	N 25°42'39" E	14.02'
L5	S 71°57'35" E	56.62'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	50.00'	23.92'	12.19'	23.69'	S 80°19'36" E	27°24'26"
C2	1292.50'	41.39'	20.70'	41.39'	S 65°42'26" E	01°50'06"
C3	1292.50'	72.61'	36.32'	72.60'	S 63°10'49" E	03°13'08"
C4	50.00'	43.54'	23.26'	42.17'	S 36°37'34" E	49°53'14"
C5	73.00'	64.36'	34.44'	62.29'	N 85°03'11" E	50°30'38"
C6	1292.50'	11.29'	5.64'	11.29'	S 64°32'22" E	00°30'02"



SMALL CIRCLE (FILLED) "●" DENOTES CITY STANDARD RW-1 PERMANENT CONCRETE MONUMENT TO BE SET

SMALL CIRCLE "○" DENOTES PIN OR OTHER MARKER FOUND OR TO BE SET

SMALL CIRCLE "○" DENOTES EXISTING PROPERTY LINE INTERSECTION

EXISTING RIGHT-OF-WAY \_\_\_\_\_

PROPOSED RIGHT-OF-WAY \_\_\_\_\_

EXISTING PROPERTY LINE - - - - -

EXISTING INTERIOR PROPERTY LINE (SAME OWNER) \_\_\_\_\_

EXISTING EASEMENT \_\_\_\_\_

PROPOSED PROPERTY LINE \_\_\_\_\_

TEMP. WORK AREA EASEMENT \_\_\_\_\_

PROPOSED DRAINAGE DITCH EASEMENT \_\_\_\_\_

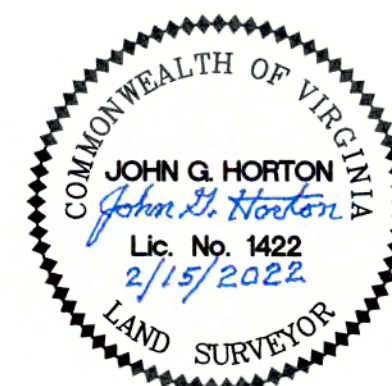
REFERENCE TABLE				
DATA SHOWN IN THIS REFERENCE TABLE SUPPLIED BY: STEWART TITLE GUARANTY COMPANY ORDER NUMBER: 153581; COMMITMENT NUMBER: D-153581; EFFECTIVE DATE: 02/07/2022				
EXCEPTION NO.	INSTRUMENT	IN FAVOR OF	PURPOSE	COMMENT
10	D.B. 2483, PG. 187	DEEP CREEK PROPERTY ASSOC.	VARIOUS ESMTS. & R/W RESERV.	NO COMMENT
12	M.B. 71, PG. 8	DEEP CREEK PROPERTY ASSOC.	RESUBDIVISION PLAT	NO COMMENT
	M.B. 65, PG. 69	CITY OF CHESAPEAKE, VA	RIGHT-OF-WAY DEDICATION	SHOWN ON SURVEY

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